



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 2, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 2, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To approve the April 4, 2013 meeting minutes as presented/amended.

VOTE: 5 – 0 – 2.

RESULT: The April 4, 2013 meeting minutes were approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Abstain
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Abstain
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 2, 2013

The Planning and Zoning Commission took the following action at this meeting:

- 1. Thomas Kohler PCD, Subarea E – Emerald Town Center**
5665-5685 & 5625-5649 Woerner-Temple Road
13-024AFDP/CU Amended Final Development Plan/Conditional Use

Proposal: Outdoor dining patios for two restaurants within the Emerald Town Center shopping center. The site is located at the southeast corner of the intersection of Emerald Parkway with Woerner-Temple Road.

Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050 and review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Joel Sigler, architect; representing Carey Emerald LLC, owner.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: To approve the Minor Development Text modification to permit a patio for Building 3 to encroach a maximum of 10 feet into the required building setback along Emerald Parkway because the required text modification is minor in nature and the surrounding landscape mound will partially screen the patio.

VOTE: 7 – 0.

RESULT: This Minor Development Text modification was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



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RECORD OF ACTION

MAY 2, 2013

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- 1. Thomas Kohler PCD, Subarea E – Emerald Town Center
5665-5685 & 5625-5649 Woerner-Temple Road
13-024AFDP/CU Amended Final Development Plan/Conditional Use**

Proposal:	Outdoor dining patios for two restaurants within the Emerald Town Center shopping center. The site is located at the southeast corner of the intersection of Emerald Parkway with Woerner-Temple Road.
Request:	Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050 and review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Applicant:	Joel Sigler, architect; representing Carey Emerald LLC, owner.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion #2: To approve this Amended Final Development Plan application because the proposal complies with Code, as modified the amended final development plan criteria and existing development in the area, with one condition:

- 1) That the shrub row of plantings along the Emerald Parkway elevation of Building 3 which should be replaced as part of the patio installation.

*Ed Carey, Carey Emerald LLC, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 2, 2013

The Planning and Zoning Commission took the following action at this meeting:

- 1. Thomas Kohler PCD, Subarea E – Emerald Town Center**
5665-5685 & 5625-5649 Woerner-Temple Road
13-024AFDP/CU Amended Final Development Plan/Conditional Use

Proposal: Outdoor dining patios for two restaurants within the Emerald Town Center shopping center. The site is located at the southeast corner of the intersection of Emerald Parkway with Woerner-Temple Road.

Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050 and review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Joel Sigler, architect; representing Carey Emerald LLC, owner.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

Motion #3: To approve this Conditional Use application because it complies with the applicable review criteria, with three conditions:

- 1) That both patios restrict operations to end service end at 10:00 pm and both patios close at 11:00 pm or earlier;
- 2) That the proposed patio amenities be stored in a location that is not visible to the public when not in regular use unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible; and,
- 3) That the patio proposed for Building 4 be enclosed by the same type of four-foot wrought-iron style fence as the Building 3 patio.

*Ed Carey, Carey Emerald LLC, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Conditional Use application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 2, 2013

The Planning and Zoning Commission took the following action at this meeting:

**2. Midwestern Auto Group PUD – MAG Audi
13-035AFDP**

**5875 Venture Drive
Amended Final Development Plan**

Proposal:	Modification to the application of exterior building materials for the service reception area of the approved Audi showroom building for the Midwestern Auto Group dealership campus. The site is located on the south side of Venture Drive, north of US33/SR161.
Request:	Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
Owner:	CAR MAG Park LLC, represented by Bradley A. Parish, Architectural Alliance.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion: To approve this Amended Final Development Plan application because the proposal complies with the development text, the amended final development plan criteria, and existing development in the area.

VOTE: 7 - 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Grooms	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Chander Bawa

**Claudia D. Husak, AICP
Planner II**



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 2, 2013

The Planning and Zoning Commission took the following action at this meeting:

3. Planning Presentation/Training

Subject: Use of City-issued technology and associated software to review meeting materials electronically.
Planning Contact: Claudia D. Husak, AICP, Planner II.
Contact Information: (614) 410-4675, chusak@dublin.oh.us

RESULT: The Commission discussed the use of City-issued technology and associated software to review meeting materials electronically. Staff from the law Director's Office, Information Technology and Planning reviewed legal obligations for record retention and public records requests, the City-owned technology use form and the options for reviewing electronic packet material on iPads or desktops. The Commission requested staff to further review options that would make accessing packet materials on iPads easier to navigate.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II